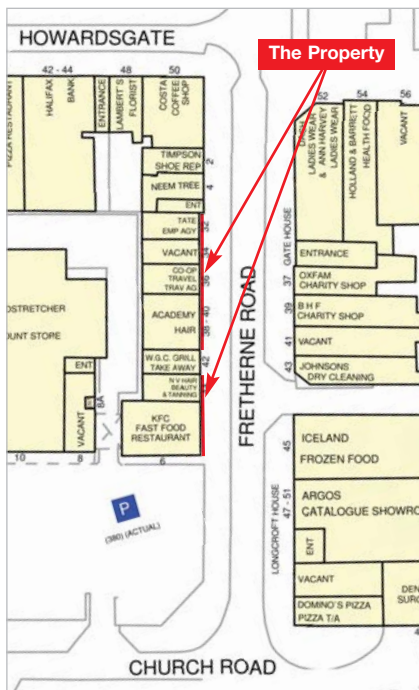


# Welwyn Garden City

**32-40 (even) and 44/46  
Fretherne Road  
and 6 Church Road  
Hertfordshire  
AL8 6NU**

- **Freehold Town Centre Shop Investments**
- Comprises six shops, KFC restaurant and Co-Op Travel
- One shop Vacant Possession (2)
- Town centre position opposite Argos and Iceland
- Asset management opportunity
- Reversions from 2017
- Rent reviews from 2013
- Total Current Rents Reserved

**£170,500 pa**



**Tenure**  
Freehold.

## Location

Welwyn Garden City, a popular and wealthy Hertfordshire town, is located approximately 24 miles north of Central London, 7 miles west of Hertford and 10 miles south of Stevenage. The town is situated immediately east of Junctions 4, 5 and 6 of the A1(M), which links with Junction 23 of the M25, 8 miles to the south. Rail links with Central London provide regular services into London (King's Cross) with a journey time of approximately 30 minutes. Additionally, Welwyn is well located for access to both Luton and Stansted Airports, which are situated 9 miles to the north and 20 miles to the north-east respectively. The property is situated in the town centre near Howardsgate, and the Howard Centre, the principal retailing centre of the town. Occupiers close by include Johnsons Dry Cleaners, Argos, Iceland, Holland & Barrett, Bon Marché, Pizza Express, Halifax Bank and Costa Coffee. One of the main town centre car parks is situated adjacent to the property on Church Road.

## Description

The property is arranged on ground and one upper floor in two blocks. Nos 32-40 (even) comprise a parade of four shops with storage accommodation above. Nos 44-46 (even) comprises a single unit and a large corner unit occupied as a fast food outlet. Both units have first floor accommodation.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including telephone number, to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). In the subject box of your e-mail, please ensure that you enter **Lot78 Welwyn Garden City**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
46 Fretherne Road and 6 Church Road	PLV Enterprises Ltd	Gross Frontage Shop and Built Depth First Floor 10.90 m 15.05 m 134.5 sq m	20 years from 17.05.2005 Rent review every 5th year FR & I	£50,000 p.a.	Rent Review 2015
44 Fretherne Road	So Hair (UK) Ltd	Gross Frontage Shop Depth Built Depth First Floor 5.30 m 8.85 m 11.15 m 46.5 sq m	15 years from 02.06.2005 Rent review every 5th year FR & I	£26,500 p.a.	Rent Review 2015
40 Fretherne Road	D J Goodsafe & J H Beecroft (t/a Academy Hair)	Gross Frontage Shop Depth Built Depth First Floor 5.35 m 8.85 m 11.15 m 37.5 sq m	15 years from 24.06.2008 (1) Rent review every 5th year FR & I	£21,000 p.a.	Rent Review 2013
38 Fretherne Road	D J Goodsafe & J H Beecroft (t/a Academy Hair)	Gross Frontage Shop Depth Built Depth First Floor 5.35 m 8.85 m 11.15 m 47.0 sq m	15 years from 24.06.2008 (1) Rent review every 5th year FR & I	£21,500 p.a.	Rent Review 2013
36 Fretherne Road	United Co-Operative Retail Travel Ltd guaranteed by Co-Operative Group Ltd	Gross Frontage Shop Depth Built Depth First Floor 5.40 m 8.65 m 11.15 m 43.0 sq m	15 years from 09.03.2005 Rent review every 5th year FR & I	£26,500 p.a.	Rent Review 2015
34 Fretherne Road	Vacant (2)	Gross Frontage Shop Depth Built Depth First Floor 5.30 m 8.85 m 11.15 m 42.5 sq m			
32 Fretherne Road	Blue Arrow Limited	Gross Frontage Shop Depth Built Depth First Floor 5.60 m 9.60 m 11.25 m 48.5 sq m	10 years from 29.09.2007 Rent review end of 5th year FR & I	£25,000 p.a.	Rent Review 2012

- (1) Tenant's option to break in the 10th year.  
(2) Terms for a new lease are being negotiated, t/a Hairdressers, for a new 20 year lease at an initial rent of £21,000 p.a. subject to a break at the 5th year.

**Total £170,500 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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